



CITY OF DORAL COUNCIL MEETING MEMORANDUM

ITEM TITLE:

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A DEVELOPMENT AGREEMENT WITH EWE RETAIL II LTD., JCP INTERNATIONAL I LLC, AND WEST DADE COUNTY ASSOCIATES, FOR A CONCEPTUAL MASTER SITE PLAN FOR A RESIDENTIAL DEVELOPMENT PROJECT WITHIN MIAMI INTERNATIONAL MALL CONSOLIDATED DEVELOPMENT OF REGIONAL IMPACT (DRI) LIMITED TO CERTAIN PARCELS TOTALING APPROXIMATELY 25.612 ACRES, FOR THE PROPERTY GENERALLY LOCATED AT 1625 NW 107 AVE AND 1603 NW 107 AVE, IN THE MALL MIXED USE ZONING DISTRICT ("MMU"); PROVIDING FOR INCORPORATION OF RECITALS: AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

Greystar Development East, LLC (the "Applicant") is requesting approval of a Master Development Agreement (MDA) and associated conceptual master site plan for a proposed residential development project within the Miami International Mall Consolidated Development of Regional Impact (DRI), located at 1625 NW 107 Avenue and 1603 NW 107 Avenue (the "Property"), encompassing approximately 25.612 acres, and identified by Folio Nos. 35-3032-008-0050, 35-3032-008-0140, and a portion of 35-3032-008-0010. The proposed MDA would establish the development framework, including permitted uses, obligations, and development standards, to facilitate future residential development within the Mall Mixed Use (MMU) zoning district.

LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments
6/10/26	Resolution No. 26-XXXX	LPA – Zoning Map Amendment
6/10/26	Ordinance No. 2026-12	Council –Zoning Map Amendment

FINANCIAL INFORMATION: (IF APPLICABLE)

No.	Amount	Account No.	Source of Funds
I.	\$0		
Fiscal Impact Statement: The proposed item has a fiscal impact on revenues and/or expenditures of \$____ 0 _____			

*Council Meeting
August 12, 2026*

STRATEGIC PLAN ALIGNMENT:

The proposed project is going to further the “Revenue Growth” strategic goal of the City of Doral Strategic Plan (2023), by increasing the property value, thereby adding new revenues to the city’s property tax base and fees. It is important to note that the additional tax revenues may be used to fund the infrastructure projects in the five-year capital improvement program (CIP). In addition, this project’s proposed public art contribution will further the strategic initiative to “Enhance community attractiveness”.

ATTACHMENT(S):

- A. Exhibit A – Application and Letter of Intent
- B. Exhibit B – Development Agreement
- C. Exhibit C – Conceptual Site Plan
- D. Ordinance



Memorandum

Date: August 12, 2026

To: Honorable Mayor and Councilmembers

From: Zeida Sardinas
City Manager

Department: Alexander J. Magrisso, Esq.
Planning & Zoning Director

Subject: **Greystar Development East, LLC, Master Development Agreement**

Introduction

Greystar Development East, LLC (the “Applicant”) is requesting approval of a Master Development Agreement (MDA) and associated conceptual master site plan for a proposed residential development project within the Miami International Mall Consolidated Development of Regional Impact (DRI), located at 1625 NW 107 Avenue and 1603 NW 107 Avenue (the “Property”), encompassing approximately 25.612 acres, and identified by Folio Nos. 35-3032-008-0050, 35-3032-008-0140, and a portion of 35-3032-008-0010. The proposed MDA would establish the development framework, including permitted uses, obligations, and development standards, to facilitate future residential development within the Property which is within the Mall Mixed Use (MMU) zoning district. A copy of the letter of intent and application is provided in “Exhibit A.”

On June 10, 2026, the Applicant’s request for approval of a Master Development Agreement (MDA) with the attached Ordinance approving the proposed Development Agreement, will be considered by the City Council on first reading during a duly noticed public hearing. The second reading will be scheduled at a future date yet to be determined. Should the attached Ordinance pass on first reading, it will be presented for second reading at a future public hearing for consideration and final adoption. Approval of the Development Agreement is contingent upon the effectiveness of associated ordinances related to the proposed DRI modifications, Comprehensive Plan amendments, and zoning approvals.

*Council Meeting
June 10, 2026*

Public Advertisement

The public notice was advertised (legal advertisement) in Miami-Dade County's designated publicly accessible website at least 14 calendar days prior to the proceeding (Council Meeting).

Property Information

Table I provides a brief overview of the subject project.

Table I		
Greystar Development East, LLC/ International Mall – FLUM Amendment		
Property Information		
	General Information	Responses
1	Project Name	Greystar Development East, LLC/ International Mall
2	Applicant	Greystar Development East, LLC
3	Acres	± 25.612 acres
4	Location	1625 NW 107 Avenue and 1603 NW 107 Avenue, Doral FL
5	Folio Numbers Associated with Project	35-3032-008-0050; 35-3032-008-0140; and a Portion of 35-3032-008-0010
6	Existing Future Land Use Category	Business (B)
7	Existing Zoning District	Corridor Commercial (CC)
8	Code Compliance Violation	N/A

Source: City of Doral, Planning and Zoning Department (2026).

Zoning/Land Use/Neighborhood Analysis

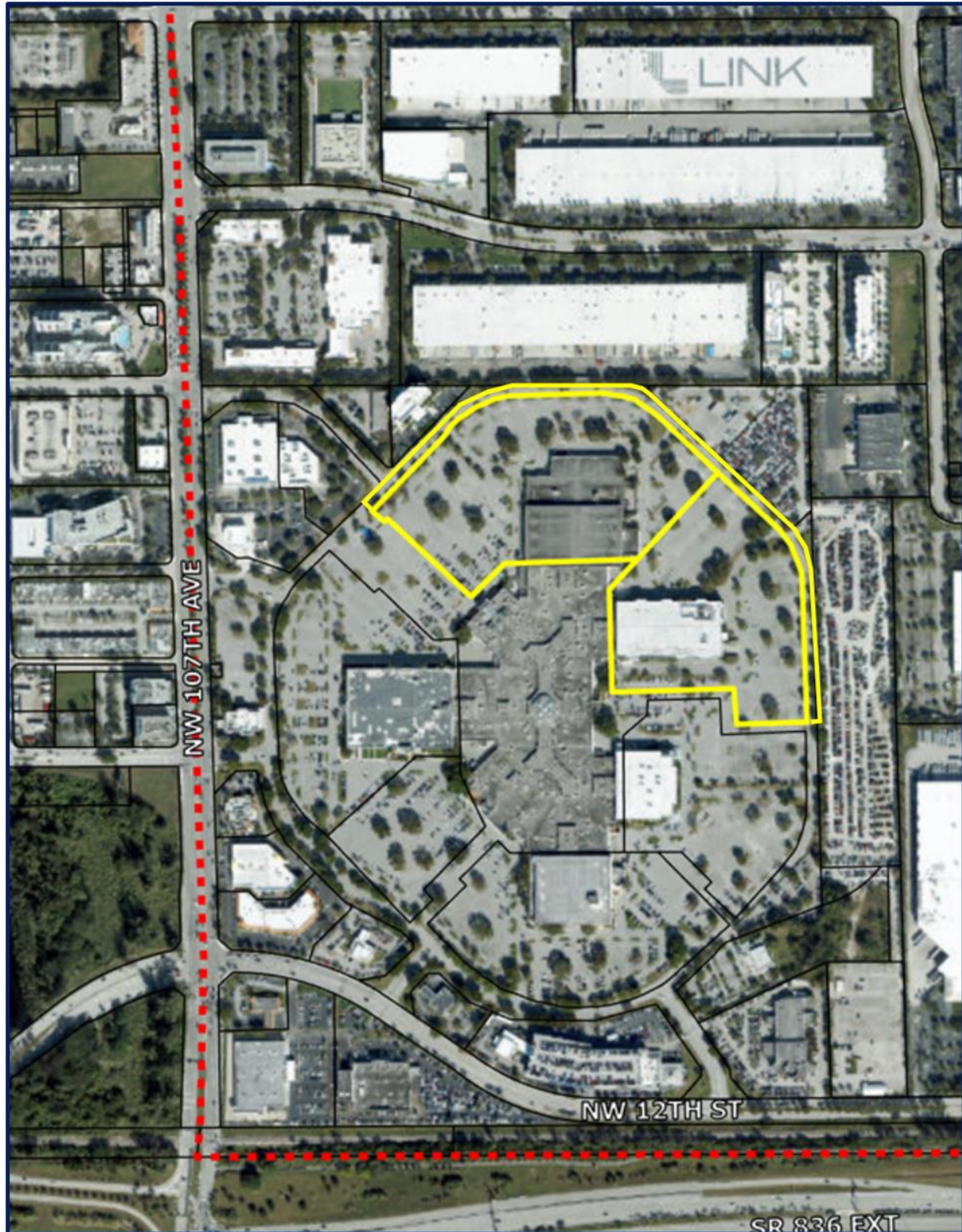
Table II provides an overview of the land uses surrounding the Property.

Table II				
Greystar Development East, LLC/ International Mall – Neighborhood Analysis				
Adjacent Land Uses and Zoning Districts Matrix				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Warehouses	Industrial (I)	Industrial (I)	None
South	Regional Mall	Business (B)	Corridor Commercial (CC)	None
East	Auto Dealership	Business (B)	Corridor Commercial (CC)	None
West	Commercial/ Retail	Business (B)	Corridor Commercial (CC)	None

Source: City of Doral, Planning and Zoning Department (2026).

Property Location

The Property's location is depicted on the following aerial map:



*Council Meeting
June 10, 2026*

Development Agreement Development Program

Under the proposed Master Development Agreement, the Property may be redeveloped with a residential development program consisting of a maximum base density of 640 dwelling units (25 dwelling units per acre), together with the potential for up to an additional 256 dwelling units through the City's Creative Excellence bonus density program pursuant to Section 86-83 of the Land Development Code, for a maximum potential total of 896 dwelling units. The proposed development program is intended to facilitate the adaptive reuse and redevelopment of underutilized portions of Miami International Mall while maintaining and supporting the continued operation of the existing commercial, retail, entertainment, and ancillary uses within the Mall.

The proposed redevelopment is organized into three (3) separate multifamily residential phases. The Development Agreement establishes a Conceptual Master Site Plan and a Density Allocation Table identifying the maximum residential density allocated to each phase, while also permitting density averaging between the phases to provide flexibility in the ultimate design and development of the Project. The Development Agreement further ensures that, under no circumstances, the aggregate residential density for the Property may exceed the maximum density authorized by the Comprehensive Plan, Land Development Regulations, the applicable DRI Development Order, and the Development Agreement.

Concurrent with the adoption of the Development Agreement, the City Council will also consider separate site plan applications for Residential Phase 1 and Residential Phase 2. Residential Phase 3 is not presently seeking site plan approval and may be brought forward for separate City Council review and approval at a later date, provided the future site plan generally conforms to the development framework established by the Conceptual Master Site Plan and Development Agreement.